

**UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF MINNESOTA**

In re:

Tea Olive I, LLC d/b/a Stock+Field,  
  
Debtor.

Case No.: 21-30037  
Chapter 11 Case

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**ASSUMPTION AND ASSIGNMENT NOTICE**

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**PLEASE TAKE NOTICE OF THE FOLLOWING:**

The above-referenced debtor (“Debtor”) filed with the United States Bankruptcy Court for the District of Minnesota (“Bankruptcy Court”) the Motion For (A) An Order (I) Granting Expedited Relief, (II) Approving Sale Free and Clear, and (III) Approving the Assumption and Assignment of Certain Contracts and Leases (the “Sale Motion”). Capitalized terms used but not otherwise defined herein shall have the meaning ascribed to them in the Sale Motion. Pursuant to the Sale Motion, the Debtor seeks approval of the sale of substantially all of its assets to R.J. Acquisition Corporation (“Purchaser”). A contract or lease to which you are a counterparty may potentially be assumed and assigned. Identified on **Exhibit 1** to the Sale Motion, and included for convenience as **Exhibit 1** hereto, is (i) the title of the contract or lease, (ii) the name of the counterparty to the contract or lease, and (iii) the proposed Cure Cost with respect to each contract or lease. Information regarding adequate assurance of future performance is available upon request.

Parties receiving this Assumption and Assignment Notice should locate their names and their contract(s) or lease(s) listed on **Exhibit 1** hereto.

The Court will hold a hearing on the Sale Motion (the “Sale Approval Hearing”) at 10:00 a.m. (central time) on March 15, 2021, in **Courtroom 2B, 232 Warren E. Burger Federal Building and U.S. Courthouse, 316 North Robert Street, St. Paul, MN 55101**. **The hearing will be held telephonically:** Dial 1-888-684-8852; when prompted, enter ACCESS CODE: 5988550; when prompted, enter SECURITY CODE: 0428.

Any response to the proposed assumption and assignment of contracts and leases must be filed and served no later than March 10, 2021, which is five days before the time set for the hearing (including Saturdays, Sundays and holidays). Any counterparty to a proposed assumed contract or lease who fails to file and serve an objection will be deemed to have consented to the assumption, assignment, and/or transfer of the contract or lease to the Purchaser. **UNLESS A RESPONSE OPPOSING THE RELIEF REQUESTED IS TIMELY FILED, THE COURT MAY GRANT THE RELIEF REQUESTED WITHOUT A HEARING.**

The Sale Approval Hearing may be adjourned by the Debtor from time to time without further notice to creditors or other parties in interest other than by announcement of the adjournment in open court on the date scheduled for the Sale Approval Hearing or by filing a notice on the docket of the Debtor’s chapter 11 case.

A copy of the Sale Motion may be obtained free of charge on the dedicated webpage related to the Debtor's chapter 11 case maintained at [www.donlinrecano.com/tolive/index](http://www.donlinrecano.com/tolive/index).

Dated: February 26, 2021

*Clinton E. Cutler*

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Clinton E. Cutler (#0158094)

**FREDRIKSON & BYRON, P.A.**

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Minneapolis, MN 55402-1425

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**ATTORNEYS FOR DEBTORS**

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The inclusion of any lease, contract, or other agreement on this list does not constitute an admission that a particular lease, contract, or other agreement is an executory contract or unexpired lease within the meaning of 11 U.S.C. § 365, or require or guarantee that such lease, contract, or other agreement will be assumed and assigned, and all rights of the Debtor with respect thereto are reserved. The Debtor has generally not included amendments, statements of work, revisions, addendums, or other ancillary documents in the list below, as the Debtor views such ancillary documents as a part of and encompassed by the main lease, contract, or other agreements listed.

COUNTERPARTY	ADDRESS	TITLE OR DESCRIPTION OF CONTRACT / LEASE / AGREEMENT	CURE AMOUNT
Clocktower Plaza, LLC	970 Windham Court Suite 7 Boardman, OH 44513	Lima Store Lease	\$29,948.75
Crown Credit Company	P.O. Box 640352 Cincinnati, OH 45264	Lease: Make: ENER, Model: 12-85G-7, Type: Battery, Serial #: MPA1227340	\$68,466.97 (note, debtor is in process of allocating this combined cure amount to applicable leases)
		Lease: Make: ENER, Model: 12-E140-15, Type: Battery, Serial #: RNC848645	
		Lease: Make: ENER, Model: 18-125P-13, Type: Battery, Serial #: MNF1205664	
		Lease: Make: DEKA, Model: 18-D125-13, Type: Battery, Serial #: 6043GE	
		Lease: Make: DEKA, Model: 18-D125-13, Type: Battery, Serial #: 3863CG	
		Lease: Make: DEKA, Model: 18-D85-17, Type: Battery, Serial #: 5503DE	
		Lease: Make: DEKA, Model: 18-H120-13, Type: Battery, Serial #: 0331DC	
		Lease: Make: DEKA, Model: 18-H120-13, Type: Battery, Serial #: 0344DC	
		Lease: Make: DEKA, Model: 18-P140-15, Type: Battery, Serial #: 0387AD	
		Lease: Make: AES, Model: 18Y-865X3, Type: Charger, Serial #: 07L42143	
		Lease: Make: AMTK, Model: 750H3-18C, Type: Charger, Serial #: 406CS45504	
		Lease: Make: GNB, Model: FLX20018750T1H, Type: Charger, Serial #: 10F3368M	
		Lease: Make: CRW, Model: FS3-MP324-2, Type: Charger, Serial #: 3E734027	
		Lease: Make: CRW, Model: FS3-MP344-1, Type: Charger, Serial #: 3M19090491	
		Lease: Make: ACT, Model: P36750R25SB, Type: Charger, Serial #: 37120046IB	
		Lease: Make: GNB, Model: SCR20012965T1H, Type: Charger, Serial #: 07J8158M	
		Lease: Make: CRW, Model: SC5225-30, Type: Sit Down Forklift - Electric, Serial #: 9A189296	
		Lease: Make: CRW, Model: C51000-50, Type: Sit Down Forklift - LP unit, Serial #: 10041960	
		Lease: Make: CRW, Model: C51000-50, Type: Sit Down Forklift - LP unit, Serial #: 10045103	
		Lease: Make: CRW, Model: C51000-50, Type: Sit Down Forklift - LP unit, Serial #: 10069117	
		Lease: Make: CRW, Model: C51000-50, Type: Sit Down Forklift - LP unit, Serial #: 10054470	
		Lease: Make: CRW, Model: C51000-50, Type: Sit Down Forklift - LP unit, Serial #: 10044879	
		Lease: Make: CRW, Model: C51000-50, Type: Sit Down Forklift - LP unit, Serial #: 10053221	
		Lease: Make: CRW, Model: C51000-50, Type: Sit Down Forklift - LP unit, Serial #: 10034568	
		Lease: Make: CRW, Model: C51000-50, Type: Sit Down Forklift - LP unit, Serial #: 10059685	
		Lease: Make: CRW, Model: C51000-50, Type: Sit Down Forklift - LP unit, Serial #: 10034564	
		Lease: Make: CRW, Model: C51000-50, Type: Sit Down Forklift - LP unit, Serial #: 9A232494	
		Lease: Make: CRW, Model: C51000-50, Type: Sit Down Forklift - LP unit, Serial #: 9A217224	
		Lease: Make: CRW, Model: C51000-50, Type: Sit Down Forklift - LP unit, Serial #: 10028699	
		Lease: Make: CRW, Model: C51000-60, Type: Sit Down Forklift - LP unit, Serial #: 9A193839	
		Lease: Make: CRW, Model: C51050-50, Type: Sit Down Forklift - LP unit, Serial #: 10023140	
		Lease: Make: CRW, Model: C51050-50, Type: Sit Down Forklift - LP unit, Serial #: 9A230745	
		Lease: Make: CRW, Model: C51050-50, Type: Sit Down Forklift - LP unit, Serial #: 10147217	
		Lease: Make: CRW, Model: C51050-50, Type: Sit Down Forklift - LP unit, Serial #: 9A226873	
		Lease: Make: CRW, Model: C51050-50, Type: Sit Down Forklift - LP unit, Serial #: 9A207939	
		Lease: Make: CRW, Model: C51050-50, Type: Sit Down Forklift - LP unit, Serial #: 9A203960	

COUNTERPARTY	ADDRESS	TITLE OR DESCRIPTION OF CONTRACT / LEASE / AGREEMENT	CURE AMOUNT
(Continued)			
Crown Credit Company	P.O. Box 640352 Cincinnati, OH 45264	Lease: Make: CRW, Model: C51050-50, Type: Sit Down Forklift - LP unit, Serial #: 10147224	
		Lease: Make: CRW, Model: C51050-50, Type: Sit Down Forklift - LP unit, Serial #: 10021052	
		Lease: Make: CRW, Model: C51050-50, Type: Sit Down Forklift - LP unit, Serial #: 10023710	
		Lease: Make: CRW, Model: RM6025-45, Type: Stand-up Reach truck, Serial #: 1A421554	
		Lease: Make: CRW, Model: RR5715-35, Type: Stand-up Reach truck, Serial #: 1A375578	
		Lease: Make: CRW, Model: RR5725-35, Type: Stand-up Reach truck, Serial #: 1A448399	
		Lease: Make: CRW, Model: RR5725-45, Type: Stand-up Reach truck, Serial #: 1A372937	
		Lease: Make: CRW, Model: RR5725-45, Type: Stand-up Reach truck, Serial #: 1A376854	
		Lease: Make: CRW, Model: RR5725-45, Type: Stand-up Reach truck, Serial #: 1A399996	
		Lease: Make: CRW, Model: RR5725-45, Type: Stand-up Reach truck, Serial #: 1A428572	
		Lease: Make: CRW, Model: RR5725-45, Type: Stand-up Reach truck, Serial #: 1A353398	
		Lease: Make: CRW, Model: SX3000-30, Type: Walkie stacker, Serial #: 5A551256	
		Lease: Make: CRW, Model: WAV60-118, Type: Work Assist Vehicle (WAVE), Serial #: 10041966	
		Lease: Make: CRW, Model: WAV60-118, Type: Work Assist Vehicle (WAVE), Serial #: 10035016	
		Lease: Make: CRW, Model: WAV60-118, Type: Work Assist Vehicle (WAVE), Serial #: 10034569	
		Lease: Make: CRW, Model: WAV60-118, Type: Work Assist Vehicle (WAVE), Serial #: 10151796	
		Lease: Make: CRW, Model: WAV60-118, Type: Work Assist Vehicle (WAVE), Serial #: 10034560	
		Lease: Make: CRW, Model: WAV60-118, Type: Work Assist Vehicle (WAVE), Serial #: 10035013	
		Lease: Make: CRW, Model: WAV60-118, Type: Work Assist Vehicle (WAVE), Serial #: 10035012	
		Lease: Make: CRW, Model: WAV60-118, Type: Work Assist Vehicle (WAVE), Serial #: 10147227	
Findlay Mall Capital Holding	1010 Northern Blvd, Suite 212 Great Neck, NY 11021	Findlay Store Lease	\$30,472.58
First National Bank of Omaha	1620 Dodge Street Omaha, NE 68197	Contract - Joint Marketing Agreement of Co-Branded Credit Card	\$0.00
Fleet Equipment	555 E. South Frontage Rd Bolingbrook, IL 60440	Fleet Equipment Trailer Leases	\$73,975.00
Fox River Plaza, LLC	138 Buntrock Ave Thiensville, WI 53092	Burlington Store Lease	\$20,000.00
Getty Images	Western Union Telegraph Building 195 Broadway New York, NY 10007	Getty Images Marketing	\$0.00
Guardian Life	P.O. Box 677458 Dallas, TX 75267	Benefits Contract	\$9,923.15
Health Care Service Corporation	25551 Network Place Chicago, IL 60673	Benefits Contract	\$370,746.84
Home Depot USA, Inc	400 White Clay Center Dr. Lock Box 7491 Neward, DE 19711	Marion Store Lease	\$15,812.50
HSA Bank	P.O. Box 939 Sheboygan, WI 53082	Benefits Contract	\$532.25
Illiana Realty, LLC	P.O. Box 158 Watseka, IL 60970	Distribution Center -53 Store Lease	\$2,000.00
		McHenry Store Lease	
Joda Crabtree	P.O. Box 461 Watseka, IL 60970	Distribution Center -51 Store Lease	\$4,000.00
Juniper I, LLC	2600 Eagan Woods Dr Eagan, MN 55121	Portage Store Lease	\$274,207.35
Juniper II, LLC	2600 Eagan Woods Dr Eagan, MN 55121	Lansing Store Lease	\$490,090.75
Lincoln Financial Group	P.O. Box 0821 Carol Stream, IL 60132	Benefits Contract	\$8,888.51
Mastercard International Incorporated	Attn: Craig Vosburg, President, North Am 20000 Purchase Street Purchase, NY 10577	Contract - Co-Branded Credit Card Provider	\$0.00

COUNTERPARTY	ADDRESS	TITLE OR DESCRIPTION OF CONTRACT / LEASE / AGREEMENT	CURE AMOUNT
Northpoint Development Holdings LLC	Keith Weinstein 20 North Point Drive Streator, IL 61364	Streator Store Lease	\$14,089.00
Oracle+Netsuite	Bank of America Lockbox Serv 500 Oracel Parkway Redwood Shores, CA 94065	Bronto Email Services	\$0.00
People's ETC	275 E. Court Street, Suite 201 Kankakee, IL 60901	Contract - Payroll service provider	\$0.00
Pink Dogwood	2600 Eagan Woods Dr Eagan, MN 55121	Distribution Center -52 Store Lease	\$0.00
Salesforce.com Inc	415 Mission Street San Francisco, CA 94105	Website Service Contract	\$55,560.00
Seritage SRC Finance LLC	P.O. Box 776148 Chicago, IL 60677	North Elkhart Store Lease	\$28,292.18
Store Capital	8377 E. Hartford Dr. Scottsdale, AZ 85255	Store Capital Master Lease #1	\$1,102,517.00
		Store Capital Master Lease #2	
		Store Capital Master Lease #3	
VPS Service Plan	P.O. Box 742135 Los Angeles, CA 90074	Benefits Contract	\$7,963.53

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**EXHIBIT 1**